



**MEMORANDUM**

**Planning Division – PZ Memo No. 16-044**

**DATE:** JUNE 15, 2016

**TO:** PLANNING AND ZONING COMMISSION

**THRU:** JEFF KURTZ, PLANNING ADMINISTRATOR *[Signature]*

**FROM:** KEVIN MAYO, PLANNING MANAGER *[Signature]*

**SUBJECT:** PDP16-0009 ALLRED PARK PLACE

**Request:** Preliminary Development Plan (PDP) approval amending the site plan and building architecture for a portion of the Allred Park Place business park

**Location:** Southeast corner of Price Road and Spectrum Boulevard

**Applicant:** Wes Balmer  
Balmer Architectural Group

**Project Info:** Approximate 20-acre site, 10,193 square-foot building

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval subject to conditions.

**BACKGROUND**

The request is for Preliminary Development Plan (PDP) approval amending the site plan and building architecture for a portion of the Allred Park Place business park on approximately 20-acres bound by Price Road on the west, Spectrum Boulevard on the north, Willis Road on the south, and portions of the existing Park Place development to the east. The subject 20-acre site (known as Area 2) received zoning and PDP approval in May 2014 as part of the larger Allred Park Place mixed-use employment business park. The approved PDP for the site included 2 larger office buildings, each approximately 3 stories in height, located in angled landscaped settings at the intersection corners, with potential parking garages located along the eastern site boundary.

June 15, 2016

The PDP request involves a minor amendment to the approved site plan effectively adjusting the location of the northern multi-story office building further south to accommodate a single-story approximately 10,193 square-foot financial services building, currently identified for a Wells Fargo work group. The single-story building utilizes architectural queues and materials found on the existing retail building at the northeast corner of Price Road and Spectrum Boulevard. As well the proposed building is situated in a landscaped setting at 45 degrees to the intersection corner, mimicking the retail building to the north. The larger multi-story office building has been adjusted southerly, set at the same angle as the other larger office building. The parking garage is now centrally located to serve both office buildings. The amended site plan continues to maintain and reinforce the campus environment established by Park Place. The radial parking arrangements, angled building orientation, and deep landscaped areas continue to be utilized.

The South Price Road Employment Corridor has often been referred to as the City's premier employment corridor. Due to the renewed focus, all cases within the corridor shall be heard before the Design Review Committee prior to Public Hearings. Additionally, the design expectation along Price Road is set very high with a desire for a higher level of clarity of ultimately what will be constructed.

#### **DESIGN REVIEW COMMITTEE**

The PDP was reviewed by the Design Review Committee. The committee offered positive comments regarding the adjusted site plan and its further integration into the Park Place master plan. Comments included a preference for the proposed amendment finding it provides a more balanced and framed entrance statement along Spectrum Boulevard. Discussion occurred regarding the buildings clean yet simple architectural lines, ultimately leading to several compliments about the design. The committee did request photographs of the existing retail building to the north as well as the approved multi-story office building elevations be included in the Development Booklet for reference and context. The additional exhibits are included.

#### **DISCUSSION**

Planning Staff supports the request. The minor adjustment to the PDP maintains and enhances the extensive campus theme already established by Park Place. In a sense, the PDP request further intensifies the anticipated development within Area 2 through the addition of this building, as encouraged by the General Plan.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- Due to the limited scale of the request, and the limited number of adjacent property owners, a neighborhood meeting was not held. Planning Staff did however contact the representative of the adjacent Delta Echelon (Ebay/Paypal building) advising them of the application.

At the time of this writing, Planning Staff is not aware of any formal opposition to this request.

### **RECOMMENDED ACTION**

#### **Preliminary Development Plan:**

Planning Staff, upon finding consistency with the General Plan, recommends Planning Commission motion to recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "PARK PLACE SEC LOOP 101-202 & PRICE ROAD AREA 2" and kept on file in the City of Chandler Planning Division, in File No. PDP16-0009, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

### **PROPOSED MOTION**

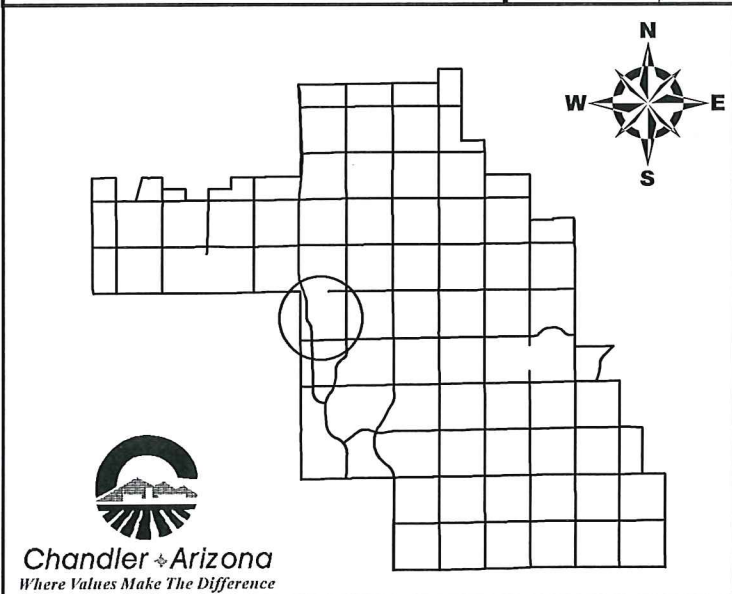
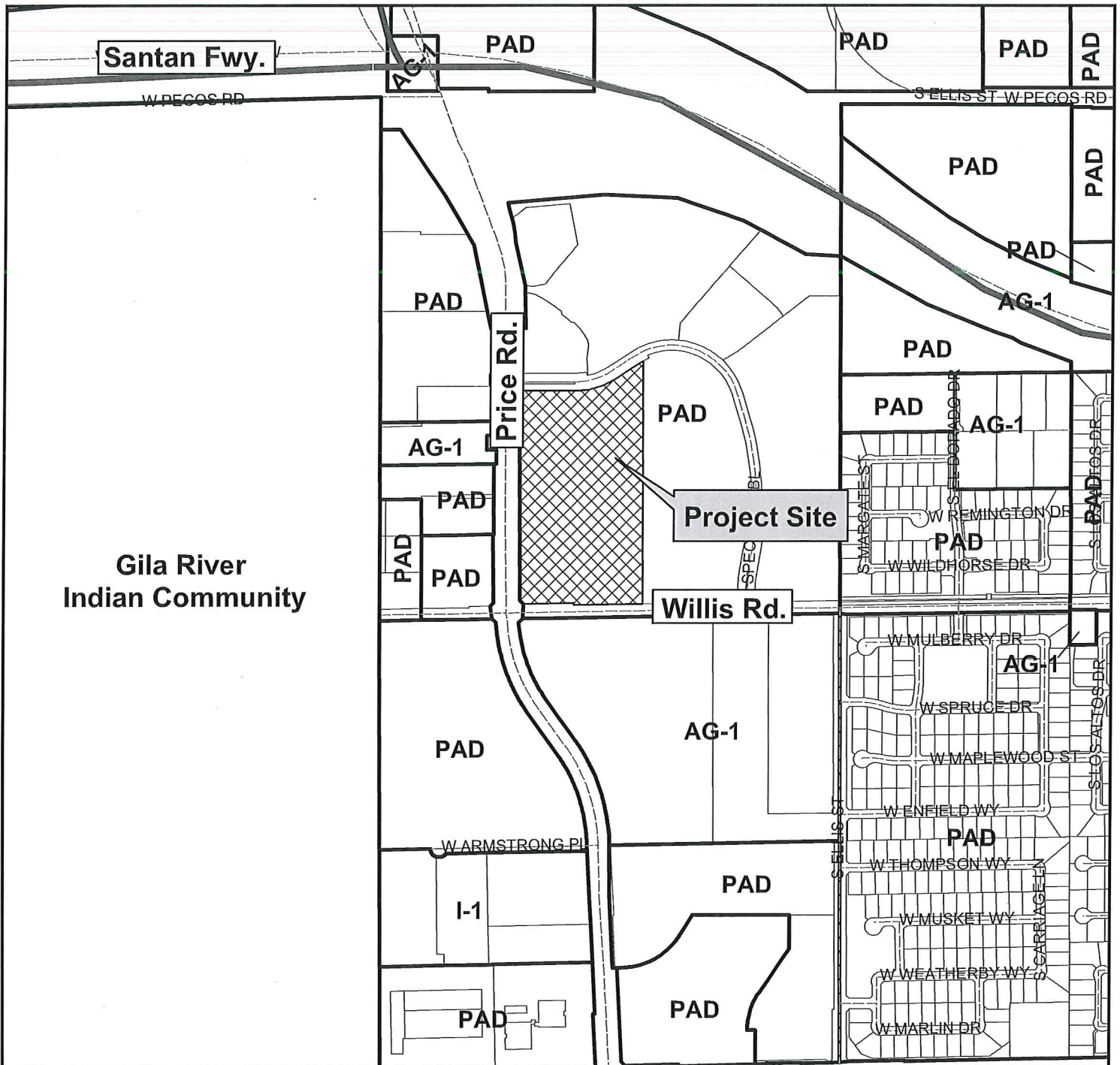
#### **Preliminary Development Plan:**

Motion to recommend approval of PDP16-0009 ALLRED PARK PLACE, Preliminary Development Plan approval amending the site plan and building architecture for a portion of the Allred Park Place business park, subject to the conditions as recommended by Planning Staff.

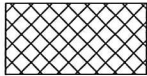
### **Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Exhibit A, Development Booklet





**Vicinity Map**

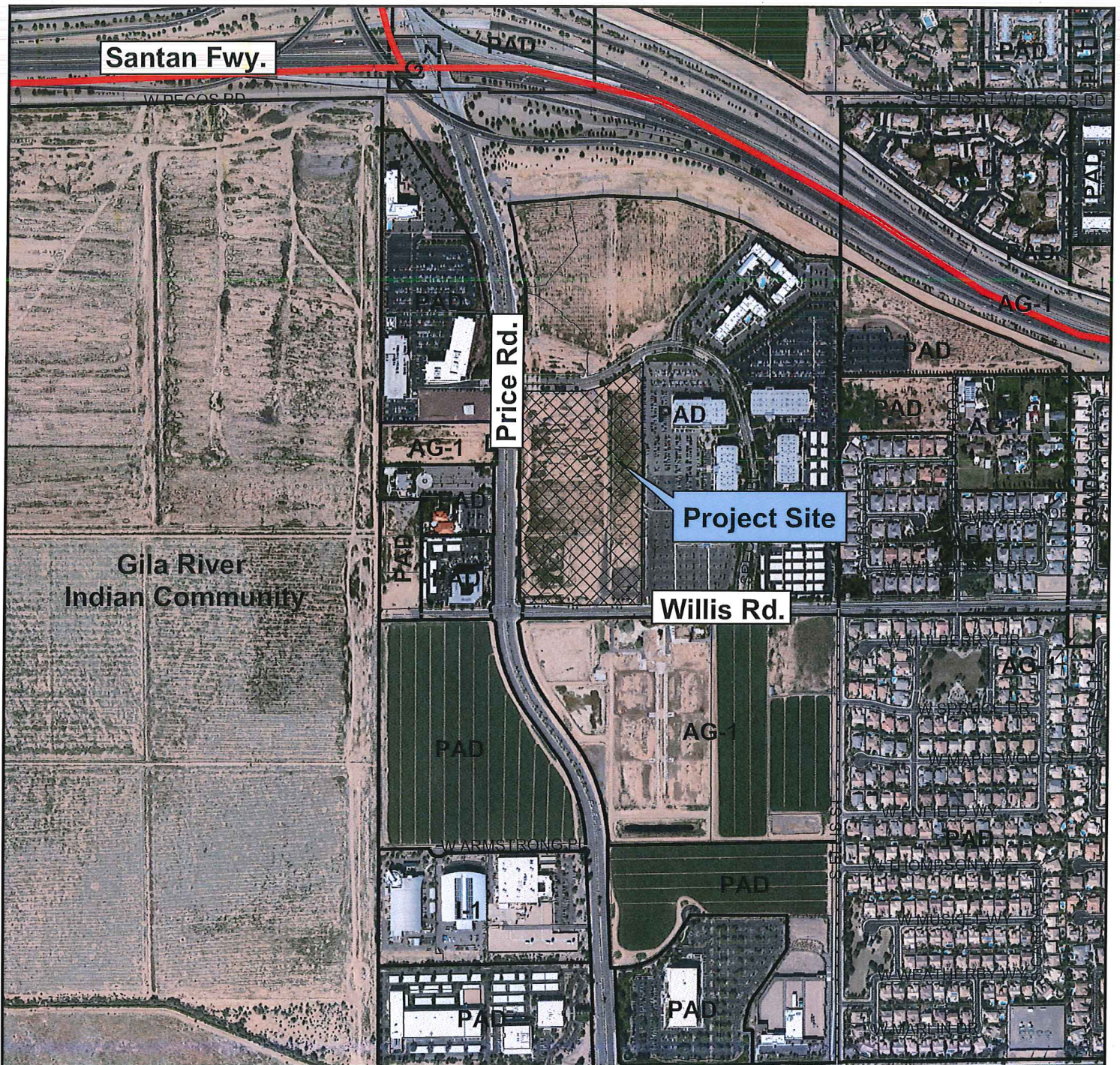
 **PDP16-0009**

**Allred Park Place**

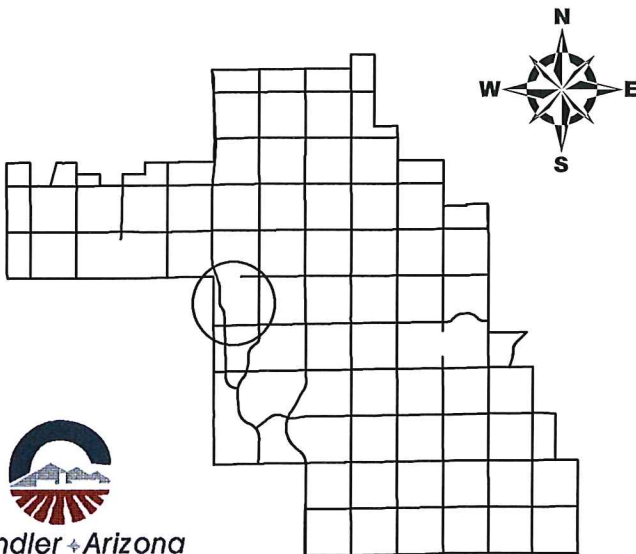
CITY OF CHANDLER 6/1/2016







## Vicinity Map



PDP16-0009

Allred Park Place



Chandler, Arizona  
Where Values Make The Difference

CITY OF CHANDLER 6/1/2016





THIS PROJECT

PRICE ROAD

EXISTING HOTELS

EXISTING DEVELOPMENT

FUTURE

FUTURE

CONFERENCE CENTER

ALLRED

BALMER  
ARCHITECTS & PLANNERS

PARK PLACE



MASTER PLAN



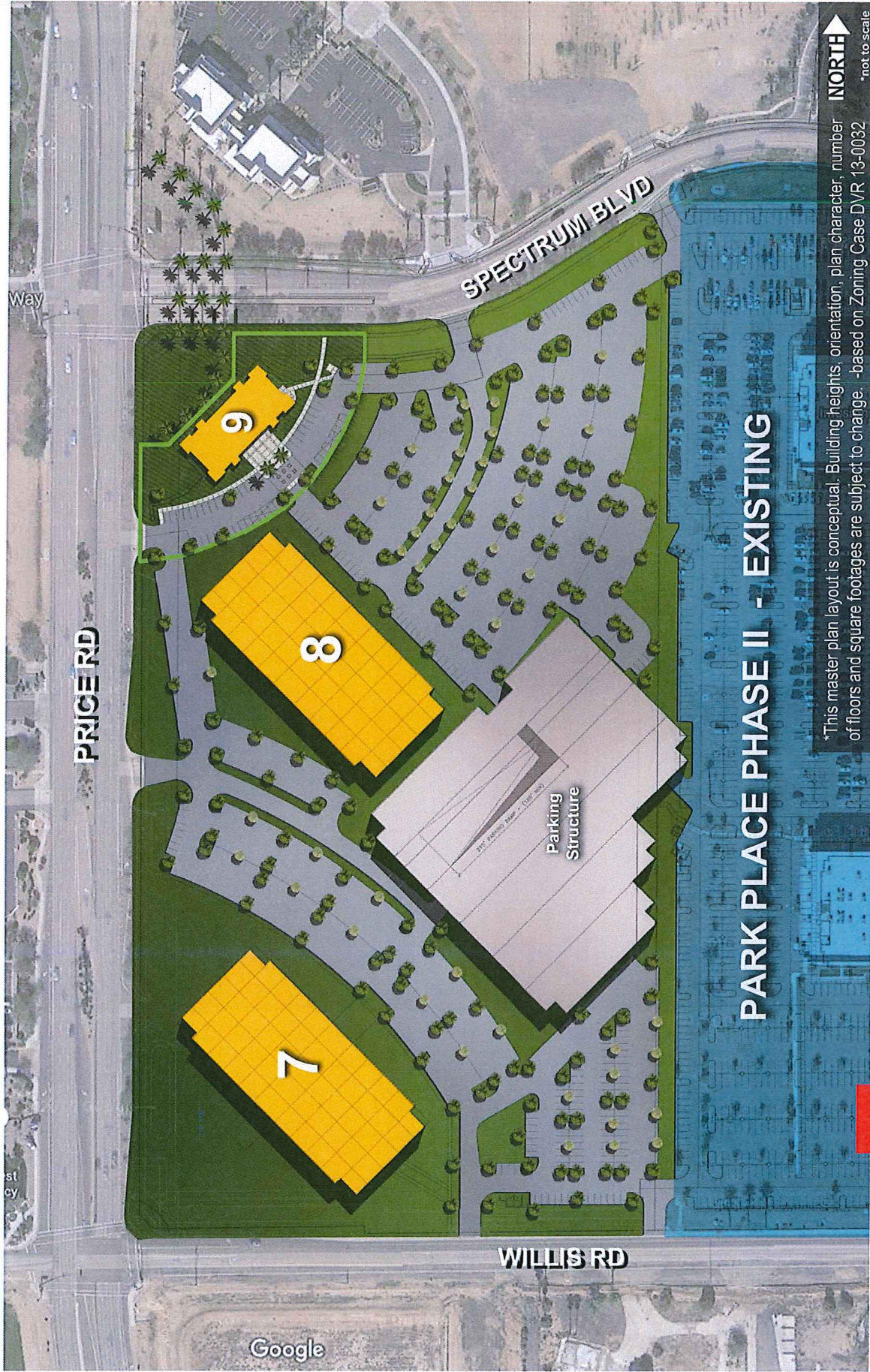


EXISTING CONCEPTUAL SITE PLAN



PROPOSED CONCEPTUAL SITE PLAN







**NOTES:**

1. ALL EXTERNAL LIGHTING SHALL BE INSTALLED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF-GRID. THE PROPERTY FROM WHICH THE LIGHTING IS TO BE PROJECTED FROM SHALL BE IDENTIFIED.
2. ALL ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SENSORIZED BY PARAPET WALL IS EQUAL TO, OR GREATER THAN THE INFLUENT PART OF THE MECHANICAL EQUIPMENT.
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4. ALL TRANSFORMERS SHALL BE PAINTED TO MATCH THE ADJACENT SCREEN WALL COLOR.
5. ALL TRANSFORMERS SHALL BE PAINTED TO MATCH THE ADJACENT SCREEN WALL COLOR.
6. ALL TRANSFORMERS SHALL BE PAINTED TO MATCH THE ADJACENT SCREEN WALL COLOR.
7. ALL TRANSFORMERS SHALL BE PAINTED TO MATCH THE ADJACENT SCREEN WALL COLOR.

**LEGAL DESCRIPTION:**  
A PORTION OF THE NW CORNER C

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A PORTION OF THE NW CORNER OF LOT 15, SPECTRUM  
TRAIL, SECTION 16, T12N, R10E, S4E, PAGE 23,  
RECORDS OF MARICOPA COUNTY, ARIZONA.  
APN 021-254-060

ZONING:	BAM
<u>PROJECT DATA BLOCK 1:</u>	

ZONING:	PAD
CASE NO:	DVR13-0032
USE:	OFFICE
OCCUPANCY:	S
CONSTRUCTION TYPE:	1/2 S
GROSS BUILDING AREA:	10,193 S.F.
CANOPY AREA:	2,606 S.F.
PARKING CANOPY AREA:	2,083 S.F.
TOTAL COVERAGE AREA:	15,112 S.F.
GROSS FLOOR AREA:	9,664 S.F.
SITE AREA:	50,539 S.F.
TOTAL COVERAGE:	15,112 S.F.
LOT COVERAGE:	30.00% (4571.0 S.F.)

**CHANDLER BUILDING CODES**  
2012 INTERNATIONAL BUILDING CODE

2012 INTERNATIONAL BUILDING CODE  
2011 NATIONAL ELECTRICAL CODE  
2012 INTERNATIONAL PLUMBING CODE  
2012 INTERNATIONAL MECHANICAL CODE  
2012 INTERNATIONAL RESIDENTIAL CODE  
2012 INTERNATIONAL FUEL GAS CODE  
2012 INTERNATIONAL ENERGY CONSERVATION  
2012 INTERNATIONAL FIRE CODE  
2012 INTERNATIONAL EXISTING BUILDING CODE  
ARIZONANS WITH DISABILITIES ACT ADAAA  
A.S.A. 1117 - CURRENT EDITIONS  
UNIVERSITY OF CHANDLER EDUCATION CENTER

SITE AREA: 50,500 S.F. (1.254 AC)  
TOTAL COVERAGE: 15,112 S.F.  
LOT COVERAGE: 15,112 / 50,500 = 29.9%

AREA INCREASE: BASE ALLOWABLE = 9,000 S.F.  
INCREASE FOR SPRINKLERS = 3 TIMES = 27,000 ALLOWED

**PARKING REQUIRED:**

OFFICE (214) 250-1125 #

PACKING COORDINATED  
2 SPACES

PARKING PROVIDED:	20 SPACES
STANDARD SPACES:	4N
ACCESSIBLE SPACES:	2

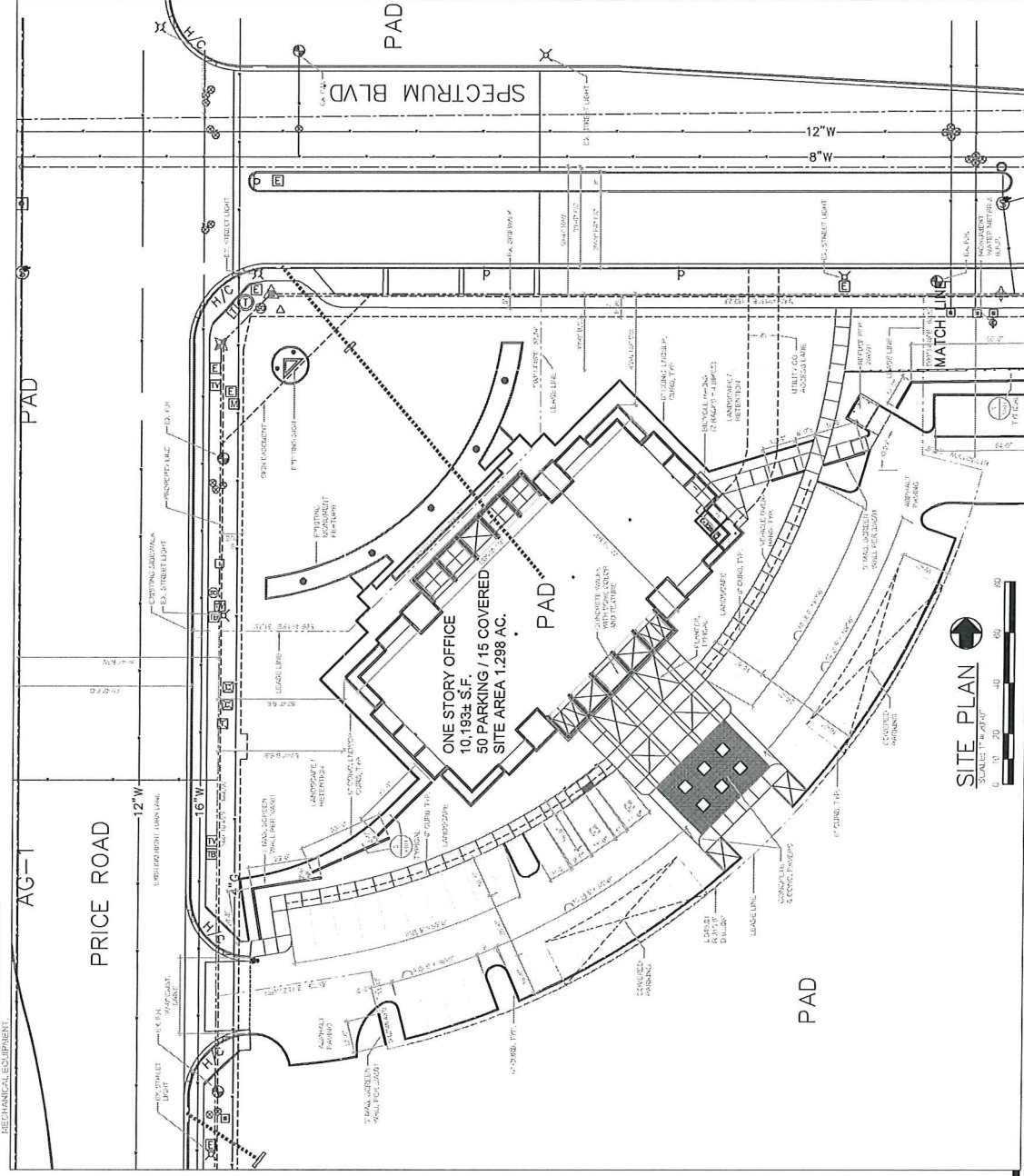
(NOTE: ALL ACCESSIBLE SPACES ARE UNIVERSAL TYPE)

OCCUPANT LOAD:  
OFFICE: 1:100 = 5654 : 100 = 57 PEOPLE

EXITS REQUIRED = 2

BLDG HEIGHT AT SE

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
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PAD

SITE PLAN CONT'

SCALE:  $1^{\circ} = 25.0^{\circ}$

SEE SHEET A-101A FOR ADDITIONAL  
PROJECT DATA, NOTES AND DETAILS







# GLASS:

VISION GLASS:  
PG 1" INSULATED LOW E CLEAR GLASS; SOLARBAN 80 (2)  
U-FACTOR 0.26; SHGC 0.39; ALL STOREFRONT, STOREFRONT  
ENTRANCES AND ARCADIA SLIDING GLASS DOORS  
ALUMINUM STOREFRONT FRAMES BY ARCADIA;  
SERIES AG451 - OR APPROVED EQUAL STOREFRONT AND  
SLIDING DOOR FRAMES, CLEAR ANODIZED ALUMINUM  
SEE SHEET A-001 FOR DEFERRED SUBMITTAL  
REQUIREMENTS ON GLAZING ASSEMBLY

# NOTES:

- COLORS SUBJECT TO ARCHITECT'S APPROVAL OF 4" X 8" PAINT SAMPLES REQUIRED PRIOR TO FINAL APPROVAL
- ALL ROOF TOP MECHANICAL EQUIPMENT MUST BE FULLY SCREENED BY BUILDING PARAPET WALLS OR OTHER APPROVED METHOD.
- WINDOW WALLS MUST COMPLY WITH THE REQUIREMENTS IN SECTION 1103 OF THE IBC. SEE DEFERRED SUBMITTAL NOTES ON SHEET A-001.
- ALL SIGNAGE REQUIRES SEPARATE REVIEW AND PERMIT PROCESS, EXCEPT ADDRESS NUMBERS

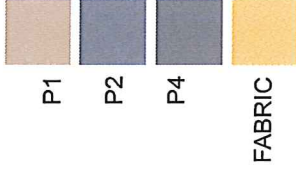
# PAINT:

NOTE: PAINT COLORS SUBJECT TO CHANGE. NO COLOR SHALL HAVE A LIGHT REFLECTIVE VALUE (LRV) IN EXCESS OF 75.

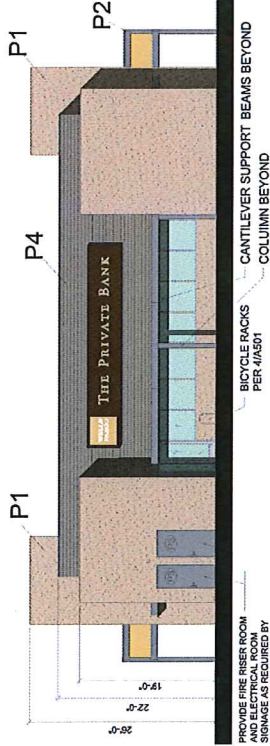
# COLOR SCHEDULE

- (P1) EPS & SITE SCREEN WALLS - FRAMER  
ENDPOINT C/L 1271D
- (P2) STEEL FRAME & CANOPY FRAMES -  
"ELF" C/L 3215D, LOW SHEEN ENAMEL
- (P3) STEEL DOORS & FRAMES - "ENDPOINT"  
C/L 1271D, LOW SHEEN ENAMEL
- (P4) METAL SALES COLOR - "INSTOLUE PLUS"  
- METAL SIDING TRIM - PROVIDE  
PRE-FINISHED SAMPLE AND MFR'S  
STANDARD COLOR CHART FOR  
ARCHITECT APPROVAL

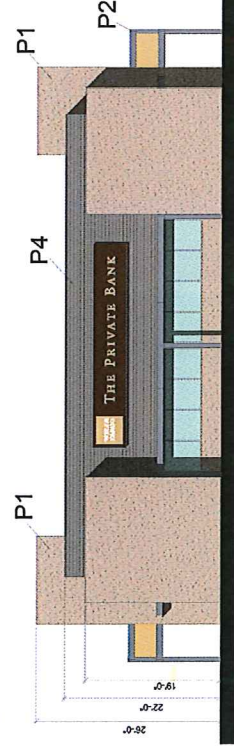
METAL WALL CAPS SHALL MATCH THE  
COLOR OF THE ADJACENT FINISH  
MATERIAL. METAL WALL CAPS AT  
METAL SIDING, MATCH METAL SIDING



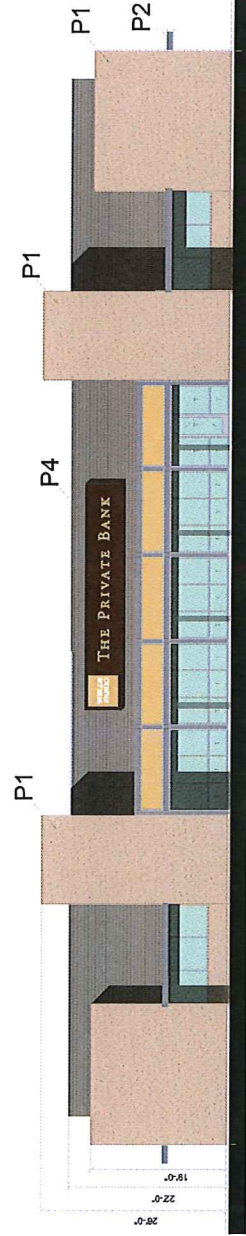
## NORTH EAST ELEVATION



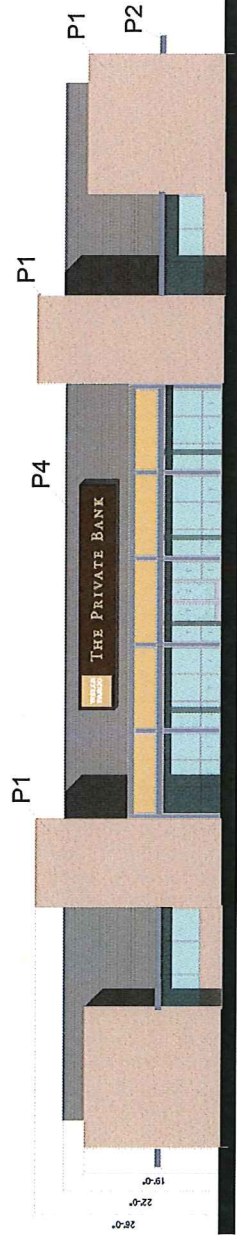
## SOUTH WEST ELEVATION



## NORTH WEST ELEVATION



## SOUTH EAST ELEVATION



SCALE 1/8" = 1'-0"

BUILDING ELEVATIONS

PARK PLACE

BALMER  
architectural group

ALLRED





FUTURE BUILDING 8



ALLRED

PARK PLACE



RENDERING





ALLRED

PARK PLACE



EXISTING RETAIL

BALMER  
architectural group





BALMER  
architectural group

PARK PLACE



EXISTING RETAIL